

Memorandum

TO: Michael McLaughlin, City Manager
FROM: Jessica Bellah, Community Planner
VIA: Celia Craze, Director, Planning and Community Development
DATE: December 7, 2016
RE: Entrance Bridge and Roadway, MOU
Greenbelt Station South Core

Background

Greenbelt Station Parkway is a new roadway connecting the Greenbelt Station South Core neighborhood directly to Greenbelt Road (MD 193). This road serves as the single vehicular access point for the community. The connection was facilitated through intersection improvements on MD 193 and the construction of a bridge over Branchville Road. Greenbelt's jurisdictional boundary begins north of Branchville Road's right-of-way (ROW) and Greenbelt Station Parkway will be dedicated as a City roadway. Branchville Road is within the jurisdictional boundaries of Berwyn Heights but is maintained by Prince George's County. The MD 193 ROW is under the purview of the State Highway Administration (SHA).

The bridge under discussion was permitted by both the County and the City. It was constructed in the 2007 timeframe. SHA reviewed the intersection improvements at MD 193 and approved permits for their construction in 2015. Improvements to both the MD 193 intersection and the bridge structure have been completed. Greenbelt Station Parkway north of the bridge has been mostly constructed but will not be completed and accepted by the City until after final build out of the Greenbelt Station South Core neighborhood and completion of final base course. The site developer, Woodlawn Development Group, is seeking to transition from active construction performance bonding of the bridge to maintenance bonding for the remainder of construction and to meet the requirements outlined by the appropriate government agencies to do so.

An outstanding maintenance and jurisdiction issue related to the bridge and MD 193 intersection connection must be resolved prior to the transition of bonds and final dedication of the roadway. A section of the Greenbelt Station Parkway roadway lies outside the jurisdictional boundaries of the City, is not within the designated SHA maintained ROW of MD 193 and is not included in the bridge structure limits to be maintained by Prince George's County. This section of roadway is 87.84 ft in length extending from MD 193 to the south edge of the bridge. Although this section of roadway is technically within the jurisdictional boundaries of Berwyn Heights, it does not connect to any roads maintained by the Town. In addition, the property was privately owned prior to the approved design

and construction of Greenbelt Station Parkway and the land was not and is not directly owned by Berwyn Heights.

In a memo dated July 27, 2015, staff outlined the background and issues pertaining to this section of roadway and the bridge. Staff recommended that given its location and relationship to surrounding road networks, it would be reasonable for the City to agree to maintain this section of roadway. Staff recommended a memorandum of understanding (MOU) and maintenance agreement be developed between the City, Berwyn Heights, the County and the developer to formalize responsibilities and expectations surrounding the future maintenance of these facilities. Council was briefed on these issues and expressed general support of staff's recommendation at its August 3, 2015 worksession. Council requested staff further develop the MOU and address concerns raised during the worksession discussion.

Status Update

For the past year, staff has worked with all involved parties to resolve the complex issues surrounding maintenance of the bridge and the undedicated section of Greenbelt Station Parkway. City Solicitor John Shay determined that the City may maintain right-of-way outside its jurisdictional boundaries and that an MOU would be the preferred method of outlining maintenance responsibilities. A draft MOU has been developed with input from all involved parties.

Under the provisions of the MOU, the City would take on oversight and maintenance responsibility for the 87.84 ft of undedicated Greenbelt Station Parkway roadway as if it were an extension of our existing dedicated right-of-way for the remainder of Greenbelt Station Parkway. The exact City maintenance responsibilities are outlined in Exhibit B and include such items as snow plowing and street sweeping, sidewalk, curb and gutter repair, asphalt maintenance, guardrails and traffic signage. The City would also maintain the asphalt deck surface of the bridge (i.e. pothole repair) but not the underlying concrete structures of the bridge nor its sidewalks and parapet walls.

The County's Maintenance responsibilities include all elements of the bridge's physical structure, from southern to the northern approach slab, except the asphalt surface. The County will also maintain the MSE walls and fencing directly associated with the bridge structure as shown in Exhibit D. The MSE walls north of the bridge are outside of any publically dedicated ROW and therefore fall under the maintenance responsibility of the Greenbelt Station South Core HOA.

Staff Recommendation

Staff recommends Council adopt as presented the MOU outlining maintenance responsibilities for Greenbelt Station Parkway and the bridge over Branchville Road.

Greenbelt Station Parkway will be a city road and it primarily serves residents of Greenbelt located in the South Core neighborhood. Staff recommends that it is within the interests of the city and its residents that the entrance roadway to this community be maintained in good repair. As a matter of practical operations, coordination of road design and maintenance, and to ensure responsive governance, staff finds that city maintenance of the undedicated stretch of roadway will best achieve this purpose.